

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JULY 20, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Peter F. Murphy, Jr., Springfield District  
Ilryong Moon, Commissioner At Large  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:28 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth, citing unresolved issues, MOVED THAT THE PUBLIC HEARING ON RZ-2000-PR-006, FRANCISCO CORTES AND LEANNE SPIES, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 5, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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Commissioner Kelso, to allow more time to work with the community on RZ/FDP-1998-LE-055, Hybla Valley Property, LLC, MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING TO A DATE CERTAIN OF SEPTEMBER 21, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on Wednesday, July 26, 2000 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy announced that on Monday, July 10, 2000, the Board of Supervisors had established the Dulles Corridor Land Use Task Force for the purpose of developing Comprehensive Plan language for new Metrorail stations in the Dulles Corridor. He added that the Board had appointed, by name and position, to be ex-officio representatives to the Task Force, the Planning Commissioners from the Hunter Mill and Dranesville Districts, John Palatiello and Judy Downer, respectively, as well as one at-large Commissioner. He said that Commissioner Ilryong Moon had agreed to serve on the Task Force as the at-large representative.

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SE-00-V-012 - C. N. MORRIS, JR., INC. (Decision Only)

(The public hearing on this application was held on June 28, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE SE-00-V-012, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 17, 2000, WITH THE FOLLOWING CHANGES:

IN CONDITION NUMBER 10, STRIKE THE LAST THREE WORDS;

IN CONDITION NUMBER 14, WHERE IT SAYS: "AS APPROVED BY THE URBAN FORESTER," CHANGE IT TO "AS DETERMINED BY THE URBAN FORESTER."

Commissioners Kelso and Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Moon abstaining; Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE THE REQUEST FOR A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioner Kelso seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Moon abstaining; Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE THE REQUEST FOR A WAIVER OF THE REQUIREMENT FOR ONE ACRE OF OPEN SPACE OUTSIDE THE FLOODPLAIN AREA.

Commissioners Kelso and Hall seconded the motion which carried by a vote of 7-0-3 with Commissioners Alcorn, Moon and Harsel abstaining; Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-M00-66 - XM SATELLITE RADIO, 6800 Versar Center

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO FOR THE EXISTING MONOPOLE, LOCATED AT 6800 VERSAR CENTER, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-M00-72 - NEXTEL COMMUNICATIONS, 3342 Gallows Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS FOR THE VIRGINIA POWER TOWER, LOCATED AT 3342 GALLOWES ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-M00-74 - WINSTAR COMMUNICATIONS, 5107 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY WINSTAR COMMUNICATIONS FOR ONE SKYLINE TOWER OFFICE BUILDING, LOCATED AT 5107 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-H00-45 - METRICOM, INC., 1977 Hunter Mill Road

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR IN THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INCORPORATED FOR THE EXISTING VIRGINIA POWER TOWER, LOCATED AT 1977 HUNTER MILL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN IN THE MATTER OF FS-H00-45 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-H00-39 - METRICOM, INC., 10780 Parkridge Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INCORPORATED FOR THE PARKRIDGE BUSINESS PARK OFFICE BUILDING, LOCATED AT 10780 PARKRIDGE DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN IN THE MATTER OF FS-H00-39 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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FS-H00-77 - WINSTAR COMMUNICATIONS, INC., 2350 Corporate Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY WINSTAR COMMUNICATIONS, INC. FOR THE WINSTAR OFFICE BUILDING, LOCATED AT 2350 CORPORATE DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN IN THE MATTER OF FS-H00-77 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried by a vote of 8-1-1 with Commissioner Byers opposed; Commissioner Kelso abstaining; Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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RZ-2000-DR-002 - JANET L. AND LOIS H. BEALL (Decision Only)

(The public hearing on this application was held on June 14, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF APPLICATION RZ-2000-DR-002, SUBJECT TO THE EXECUTION OF PROFFERS DATED JULY 20, 2000, WITH THE FOLLOWING CHANGES:

NUMBER 3: "TREES PROPOSED TO BE PLANTED ON THE APPLICATION PROPERTY SHALL BE PLANTED THREE TO THREE AND A HALF INCHES IN CALIPER AS SHOWN ON THE GDP IF DECIDUOUS TREES AND FIVE TO EIGHT FEET TALL IF EVERGREEN."

ALSO ADD PROFFER 5h: "APPLICANT TO CONTRIBUTE TO THE APPROPRIATE ORGANIZATION IN CHARGE OF BUILDING OR PURCHASING BAT BOXES, A SUM NOT TO EXCEED \$500 FOR SUCH BOXES."

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Murphy and Smyth abstaining; Commissioners Alcorn and Palatiello not present for the vote; Commissioner Wilson absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. S98-CW-01CP(A) - OUT-OF-TURN PLAN AMENDMENT
2. RZ-2000-SU-001 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH  
SE-00-Y-004 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH

This order was accepted without objection.

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S98-CW-1CP (A) - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County in accordance w/Code of Virginia, Title 15.2, Chapter 22 concerning Tax Map 80-4((1))5C, approx. 4.34 acres, in Sub-units A-2 & A-3 of the Springfield Commercial Business District, located NE of the intersection of Commerce St. & Brandon Ave. & W. of

I-95. The majority of the site is planned for residential use at 30 du/ac w/ground floor office or retail uses w/the northernmost portion of the area planned for office use at its existing intensity. The proposed Plan Amendment will consider hotel use & a freestanding restaurant up to .50 FAR. Recommendations relating to the transportation network may also be modified. LEE DISTRICT. PUBLIC HEARING.

Ms. Maxine Brown-Roberts, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language on page 4 of the staff report.

Chairman Murphy called the only listed speaker and recited the rules for public testimony.

David Lasso, Esquire, with Venable, Baetjer, and Howard, 2010 Corporate Ridge, Suite 400, McLean, speaking on behalf of Marriott Townplace Suites Management Company, supported the proposed amendment. He noted that this was part of the revitalization efforts in this area and that the amendment was in accord with the goals of the community. He briefly described Marriott's plans for the subject property and added that the Central Springfield Area Revitalization Council, the Springvale Citizens Association, and the Lee District Land Use Advisory Committee also supported the proposed change.

There being no further speakers, comments or questions from the Commission, and Ms. Brown-Roberts having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this amendment. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF S98-CW-1CP(A) AS DESCRIBED IN THE RECOMMENDATION ON PAGE 4 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Downer not present for the vote; Commissioner Wilson absent from the meeting.

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RZ-2000-SU-001 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH

- Appl. to rezone from R-1, R-2 & WS to R-2 & WS to permit expansion of an existing church & related facilities & the addition of a child care center & nursery school w/a maximum FAR of 0.18 on property located at the intersection of Old Centreville Rd., Mount Olive Rd. & Old Mill Rd. on approx. 12.42 ac. Comp.

Plan Rec: Residential at 1-2 du/ac & 2-3 du/ac. Tax Map 65-1 ((1))34, 35 & 45; 65-3((1))8 & 8A. (Concurrent w/SE-00-Y-004.) SULLY DISTRICT.

SE-00-Y-004 - TRUSTEES OF MOUNT OLIVE BAPTIST CHURCH -  
Appl. under Sect. 3-204 of the Zoning Ord. to permit expansion of an existing church & related facilities & the addition of a child care center & nursery school which has an enrollment of 100 or more students daily on property located at 6600 Old Centreville Rd. on approx. 12.42 ac. zoned R-2 & WS. Tax Map 65-1((1))34, 35 & 45; 65-3((1))8 & 8A. (Concurrent w/RZ-2000-SU-001.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Stephen Fox, Esquire, with McCandlish and Lillard, reaffirmed the affidavit dated July 5, 2000. There were no disclosures by Commission members.

Mr. Greg Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Fox presented a brief history of this African-American church and spoke about its need to expand. He noted that the property was severely impacted by utility easements, but that the church had acquired additional property and the proposed expansion was designed to work within the limitations imposed by those easements. He said that the church was located in an area that had been long neglected by the Virginia Department of Transportation (VDOT) as far as much needed road improvements were concerned. He said that the applicant was prepared to make the needed improvements to Old Centreville Road because that was the main access to the church. He asked, however, that implementation of the road improvements to Old Mill Road and Mount Olive Road be delayed and that VDOT be requested to make some of the improvements.

Commissioner Koch and Mr. Fox discussed the road improvements issue. Both agreed that the improvements were badly needed. Mr. Fox stated that he believed that VDOT's neglect of this area in general had led to the existing situation and that it would be placing an unfair burden on the applicant to expect all of the road improvements to be made at the church's expense.

Regarding the traffic problems on Old Mill Road, Mr. Fox suggested that a condition be placed on SE-00-Y-004 that the entrance on Old Mill Road would be closed during the operating hours of the child care center. Commissioner Koch asked Mr. Fox to draft such a condition prior to the Board of Supervisors' hearing of these applications.

Commissioner Palatiello and Mr. Fox discussed the community's efforts in the past to draw VDOT's attention to traffic problems in the area and attempts to obtain assistance from VDOT to remedy the situation.

In response to questions from Commissioner Byers, Mr. Fox maintained that this area of Centreville, once known as Bushtown, was a traditionally African-American community and had a long history of neglect by VDOT. He noted that this was a common problem in other African-American communities in Fairfax County.

Commissioner Hall noted that there were areas of Mason District that suffered from similar problems which hampered revitalization efforts.

In response to questions from Commissioner Alcorn, Mr. Fox said he understood that the Planning Commission was not involved in the formulation of VDOT's plans for road improvements.

At Commissioner Moon's request, Mr. Fox commented on the ethnic background of the area.

Chairman Murphy said that there was a validity to ethnic issues, but added that the Planning Commission should focus on the land use aspects of the applications.

In response to questions from Commissioner Kelso, Mr. Fox displayed the architectural rendering for the proposed church expansion. Commissioner Kelso commended the applicant on the design.

In response to questions from Commissioner Byers, Mr. Russ and Ms. Barbara Baron, Wiles Mensch Corporation, engineer for the applicant, assured him that there was no floodplain on the subject property and that there would be no disturbance of any resource protection area. Ms. Baron explained that the tax map in the staff report showing an intermittent stream was incorrect.

Chairman Murphy called the first listed speaker.

Mr. Blake Marshall, 14735 Pickets Post Road, Centreville, representing Confederate Ridge II Homeowners Association, expressed concern about the traffic generated by the proposed child care center. He noted that VDOT had been unresponsive to citizen's requests in the past and said that Confederate Ridge would continue to work with the applicant to seek solutions to traffic problems in the area. Mr. Marshall also commented on the environmental impact of the applicant's proposal.

In response to questions from Commissioner Hall, Mr. Marshall pointed out the location of Confederate Ridge II.

Commissioner Palatiello and Mr. Marshall discussed the access to Confederate Ridge II, the current condition of roads in the area, and surrounding land uses.



In response to an inquiry from Commissioner Palatiello, Mr. Russ said the question of why the developer of an adjacent property hadn't improved Mount Olive Road had come up during a staff meeting. He said it was suggested that perhaps Mount Olive Road hadn't been improved because it would have been an off-site improvement.

Mr. Lou Ulsch, 14707 Mount Olive Road, Centreville, supported the church's efforts to expand, but stated that road improvements were desperately needed. He said that VDOT and the County should bear some of the responsibility for the improvements.

In response to questions from Commissioner Koch, Mr. Ulsch stated that the church had been a good neighbor and echoed his remarks that VDOT should contribute to the resolution of the traffic issue.

Commissioner Byers suggested that the Planning Commission request the Board to approach VDOT on behalf of the community.

Commissioner Smyth and Mr. Ulsch discussed the traffic situation.

Pastor Eugene Johnson, Mount Olive Baptist Church, 6600 Old Centreville Road, said that the applicant was also concerned about traffic problems in the area, and reiterated that the church would make improvements to Old Centreville Road. When he asked church members to stand and show their support, approximately 50 people stood.

Commissioner Hall encouraged the church and the community to seek help from VDOT, but pointed out that proffers and development conditions, once approved by the Board of Supervisors, were legally binding.

Commissioner Koch thanked Pastor Johnson and his congregation for their appearances at the Western Fairfax Citizens Association meetings. He supported the church's efforts and announced his intention to recommend approval of the applications based on the proffers and development conditions in the staff report. He added that he was aware of the traffic problems in the area and noted that more work was needed to obtain VDOT's cooperation.

Mr. Reza "Ray" Darvish, 6804 Massaponax Place, Centreville, a transportation engineer, also commented on the traffic issue. He pointed out that Old Mill Road was a substandard road with sight distance and grading problems.

In response to questions from Commissioner Kelso, Mr. Russ confirmed that the Park Authority owned the large parcel northeast of the subject property.

Ms. Robin Jenks-Vanderlip, 6807 Massaponax Place, Centreville, supported the church's proposal for expansion, but suggested that approval be delayed until VDOT agreed to make the much needed road improvements.

Commissioner Koch commented that if the County waited for VDOT action in all cases, there would be no further development in Fairfax County.

Chairman Murphy reiterated Commissioner Hall's remark that the applicant was obligated to honor the proffers and development conditions approved by the Board of Supervisors.

There being no further speakers, Chairman Murphy called upon Mr. Fox for a rebuttal statement.

Mr. Fox said that the applicant understood its responsibilities and assured the Commission that the proffers and conditions would be followed. He maintained, however, that VDOT had abdicated its responsibility in this area and he wanted the church's objections made part of the record.

In response to a question from Chairman Murphy, Mr. Fox said that the applicant agreed with the proffers and conditions in the staff report.

In response to questions from Commissioner Byers, Mr. Fox stated that the church had no plans to develop the property north of Mount Olive Road at this time or in the near future.

Commissioner Byers pointed out that the proffers regarding improvements to Mount Olive and Old Mill Road were contingent upon development of that northern property.

There being no further comments or questions from the Commission and Mr. Russ having no closing staff remarks, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-2000-SU-001 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1 OF THE STAFF REPORT DATED JULY 5, 2000.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-Y-004, CONTINGENT UPON THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2000-SU-001 AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT DATED JULY 5, 2000.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

July 20, 2000

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN, EASTERN, WESTERN AND SOUTHERN PROPERTY BOUNDARIES AND A WAIVER OF THE BARRIER REQUIREMENT ALONG ALL PROPERTY BOUNDARIES AS DEPICTED ON THE GDP/SE PLAT.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION REQUEST THE BOARD OF SUPERVISORS REQUEST VDOT, AS A MATTER OF URGENCY, DETERMINE HOW TO RESOLVE THE TRAFFIC ISSUES AT THE INTERSECTION OF OLD MILL ROAD AND OLD CENTREVILLE ROAD.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 10:47 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: April 26, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission